031.0	0002	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,106,500	/	1,106,500
USE VALUE:	1,106,500	/	1,106,500
ASSESSED:	1,106,500	/	1,106,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCLAUGHLIN PATRICK
Owner 2:	NAVICKAS LERA
Owner 3:	
Street 1:	20 ALLEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REYNOLDS CATHERINE -
Owner 2:	-
Street 1:	22 ALLEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2628 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4721.000	652,300	4,900	449,300	1,106,500
Total Card	0.108	652,300	4,900	449,300	1,106,500
Total Parcel	0.108	652,300	4,900	449,300	1,106,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.04 /Parcel: 421.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 031.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	652,300	4900	4,721.	449,300	1,106,500		Year end	12/23/2021
2021	104	FV	457,600	4900	4,721.	449,300	911,800		Year End Roll	12/10/2020
2020	104	FV	457,800	4900	4,721.	449,300	912,000	912,000	Year End Roll	12/18/2019
2019	104	FV	355,000	4900	4,721.	477,400	837,300	837,300	Year End Roll	1/3/2019
2018	104	FV	355,000	4900	4,721.	348,200	708,100	708,100	Year End Roll	12/20/2017
2017	104	FV	333,400	4900	4,721.	303,300	641,600	641,600	Year End Roll	1/3/2017
2016	104	FV	333,400	4900	4,721.	258,300	596,600	596,600	Year End	1/4/2016
2015	104	FV	297,800	4900	4,721.	252,700	555,400	555,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2580

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REYNOLDS CATHER	74272-256	1	3/11/2020	Change>Sale	1,215,000	No	No		
	6314-406		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2020	400	Inter Fi	60,000	O				
4/26/2006	305	Porch	6,000					replace rear porch

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	294	PATRIOT
3/22/2000	Inspected	276	PATRIOT
2/23/2000	Measured	264	PATRIOT
8/10/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4721		Sq. Ft.	Site		0	80.	1.19	1									449,303						449,300	

Patriot Properties Inc.

User Acct: 21559
GIS Ref:
GIS Ref:
Insp Date: 10/07/17
!2580!

PRINT

Date	Time
12/29/21	21:43:20

LAST REV

Date	Time
08/02/21	13:40:12
apro	

USER DEFINED

Prior Id # 1:	21559
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.10838	Total SF/SM:	4721	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	449,303	Spl Credit		Total:	449,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09948623
Const Adj.:	0.98000199
Adj $ / SQ:	193.950
Other Features:	160500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	731260
Depreciation:	78976
Depreciated Total:	652284

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	8	5	
Totals			
2	13	7	

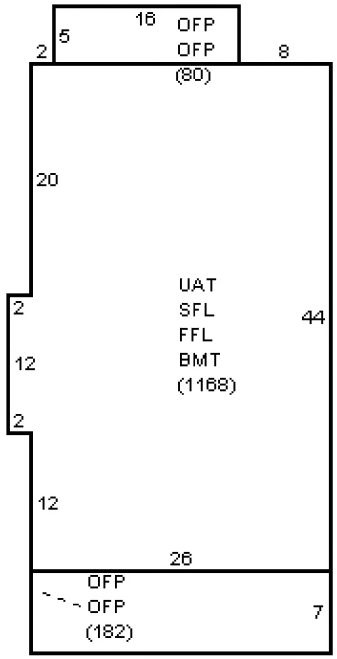
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	193.95
Special Features:	0	Val/Su Net:	151.00
Final Total:	652300	Val/Su SzAd	279.24

SKETCH



8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,168	58.180	67,960
FFL	First Floor	1,168	193.950	226,533
SFL	Second Floor	1,168	193.950	226,533
OFP	Open Porch	524	19.260	10,090
UAT	Upper Attic	292	135.760	39,643

Net Sketched Area:	4,320	Total:	570,759
Size Ad	2336	Gross Area	5196	FinArea	2628
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1922	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900